

Wilkinson Farm

LONG PLAT No. PLP 416/04.R32902-329-3850

DATE March 6, 2006

DIRECTOR'S APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 28th DAY OF February 2006.

PHIL BARRE, DIRECTOR

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17(160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE. THIS 21st DAY OF MARCH 2006.

William E. Coker, Jr.
REGISTERED SURVEYOR, ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL

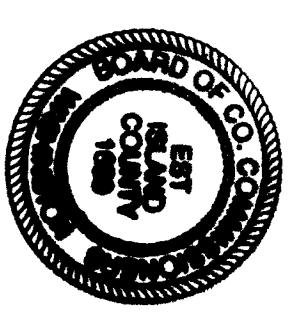
THIS PLAT CONFORMS TO THE REQUIREMENTS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND CHAPTER 58.17 OF THE REVISED CODE OF WASHINGTON AND IS HEREBY APPROVED BY THE BOARD OF ISLAND COUNTY COMMISSIONERS THIS 6 DAY OF MARCH 2006.

W. E. McDowell
W. McDOWELL, COMMISSIONER, CHAIRMAN

Mike Shelton
MIKE SHELTON, COMMISSIONER, MEMBER

William J. Byrd
WILLIAM J. BYRD, COMMISSIONER, MEMBER

Elaine Marlow
ELAINE MARLOW, CLERK OF THE BOARD



CERTIFICATE OF TITLE

RECORDED DECEMBER 18, 2005, UNDER AUDITOR'S FILE NUMBER 4157341, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF February 2006.

Shayne Thatcher
REGISTERED LAND SURVEYOR
LICENSE NO. 28414



TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2006.



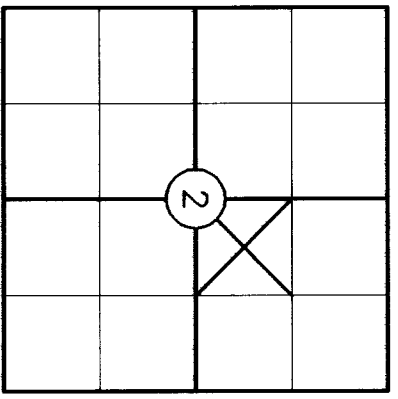
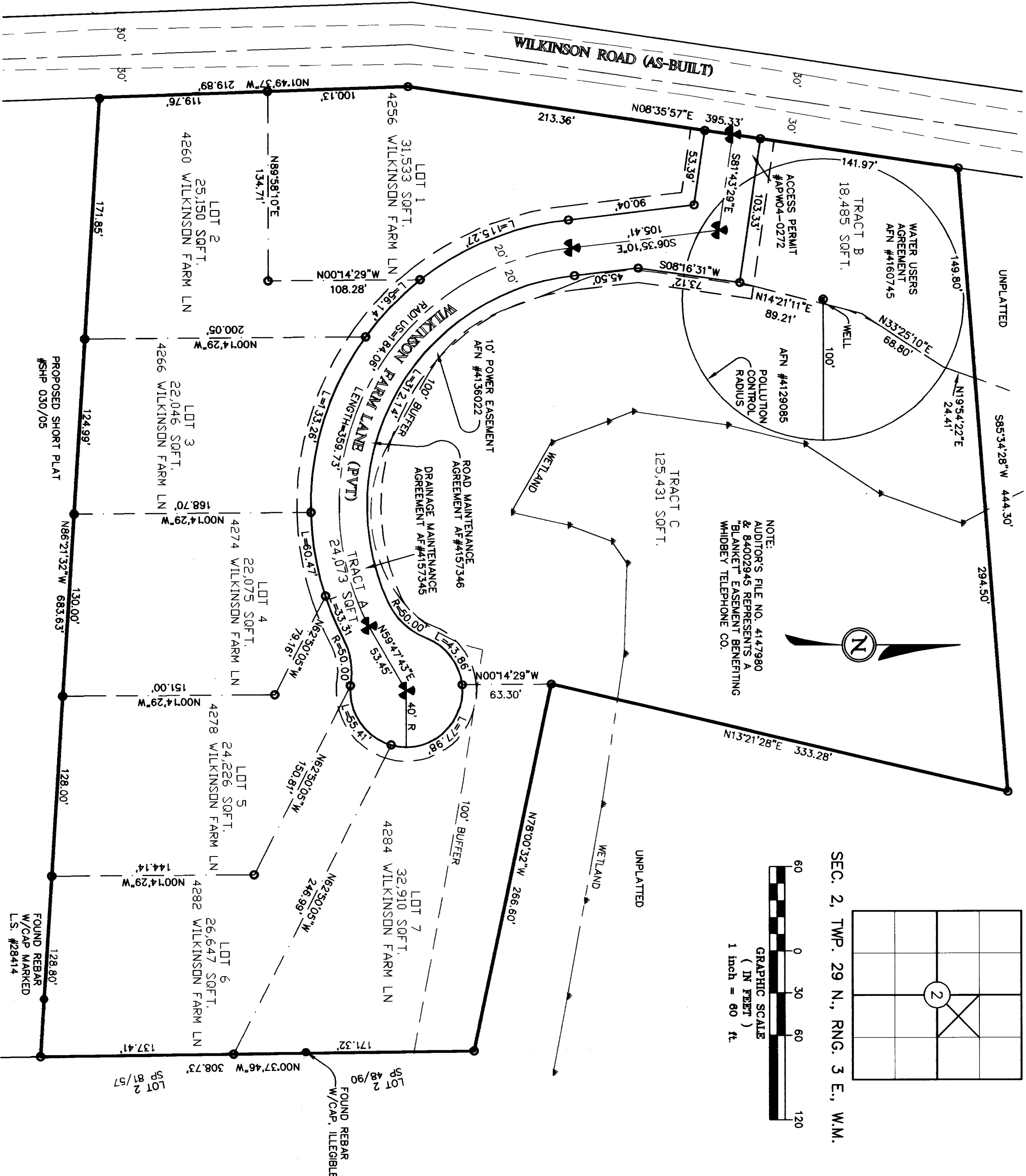
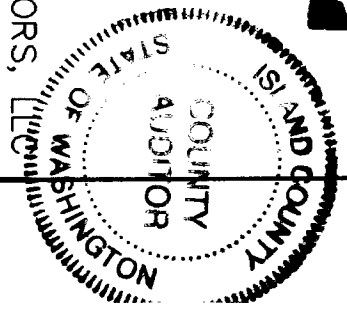
AUDITORS CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF March 2006, AT 11:04 AM, IN VOLUME 13 OF PLATS 2006, AT 301-B UNDER AUDITOR'S FILE NO. 4157341, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY SHORT PLAT ADMINISTRATOR.

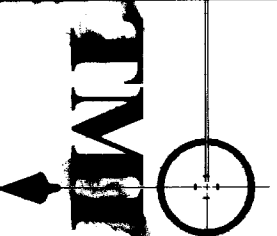
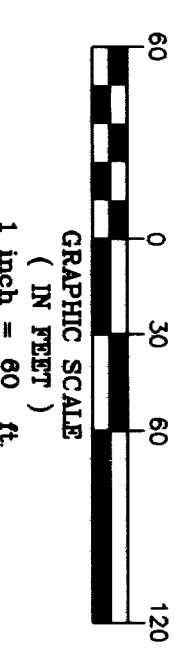
Shayne Thatcher
ISLAND COUNTY AUDITOR
DEPUTY AUDITOR

OWNERS/APPLICANT: AUTUMN VILLAGE INVESTORS, LLC

AUTUMN VILLAGE INVESTORS, LLC
P.O. BOX 1003
FREELAND, WA 98249

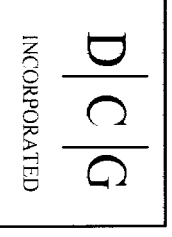


SEC. 2, TWP. 29 N., RNG. 3 E., W.M.



Thatcher & Morrison, Inc.

P.O. box 1011
1796 E. Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

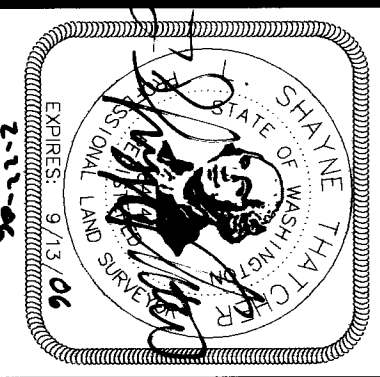


DAVIDO CONSULTING GROUP, INC.
CIVIL ENGINEERING SERVICES

8804 ROOSEVELT WAY NE
SEATTLE, WA 98115

P.O. BOX 1132
FREELAND, WA 98249

FOR: AUTUMN VILLAGE, LLC
SCALE: 1" = 60'
APPROVED BY: LST
DRAWN BY: RBT
F.B. No. 68
DRAWING No. 6293
DATE: JANUARY 26, 2006



Wilkinson Farm
FINAL LONG SUBDIVISION
PLAT MAP
SHEET 1 OF 2

Island County
Washington

Wilkinson Farm

LONG PLAT No. PLP 416/04.R32902-329-3850

DATE March 6, 2006

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 86°36' WEST, A DISTANCE OF 1339.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°9' WEST, A DISTANCE OF 1316 FEET; THENCE SOUTH 88°20' WEST, A DISTANCE OF 630 FEET TO THE CENTER OF THE CLINTON COUNTY ROAD AS IT EXISTED ON JULY 22, 1916; THENCE ALONG THE SAID ROAD AS IT EXISTED SOUTH 80°2' WEST, A DISTANCE OF 468.7 FEET; THENCE CONTINUE ALONG SAID CENTER AS IT EXISTED SOUTH 1°56' EAST TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION; THENCE SOUTH 86°36' EAST, A DISTANCE OF 703 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITH THE FOLLOWING DESCRIBED TRACTS:

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

1. BEGINNING AT THE QUARTER CORNER BETWEEN SECTION 1 AND 2, SAID TOWNSHIP AND RANGE; THENCE NORTH 86°36' WEST, A DISTANCE OF 609.8 FEET; THENCE NORTH 01°07' EAST, A DISTANCE OF 1350 FEET; THENCE NORTH 00°29' WEST, A DISTANCE OF 214.3 FEET; THENCE NORTH 82°59' WEST, A DISTANCE OF 679 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°33' WEST, A DISTANCE OF 79.68 FEET; THENCE SOUTH 59°01' WEST, A DISTANCE OF 147.56 FEET; THENCE NORTH 84°30' WEST, A DISTANCE OF 30.47 FEET; THENCE SOUTH 12°22' WEST, A DISTANCE OF 178.91 FEET; THENCE SOUTH 13°07' WEST, A DISTANCE OF 364.12 FEET; THENCE SOUTH 78°15' EAST, A DISTANCE OF 317.94 FEET; THENCE NORTH 03°38' EAST, A DISTANCE OF 894 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

2. BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 1 AND 2, SAID TOWNSHIP AND RANGE; THENCE NORTH 86°36' WEST, A DISTANCE OF 669.8 FEET; THENCE NORTH 0°07' EAST, A DISTANCE OF 1350 FEET; THENCE NORTH 00°29' WEST, A DISTANCE OF 214.3 FEET; THENCE NORTH 82°59' WEST, A DISTANCE OF 679 FEET; THENCE SOUTH 71°33' WEST, A DISTANCE OF 79.68 FEET; THENCE SOUTH 59°01' WEST, A DISTANCE OF 147.56 FEET; THENCE NORTH 84°30' WEST, A DISTANCE OF 30.47 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°30' WEST, A DISTANCE OF 350.81 FEET; THENCE SOUTH 09°07' WEST, A DISTANCE OF 182.01 FEET; THENCE SOUTH 85°10' EAST, A DISTANCE OF 340.92 FEET; THENCE NORTH 12°22' EAST, A DISTANCE OF 178.91 FEET TO THE TRUE POINT OF BEGINNING.

3. BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 86°36' WEST, A DISTANCE OF 1339.6 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°9' WEST, A DISTANCE OF 612.9 FEET; THENCE NORTH 86°36' WEST, A DISTANCE OF 718.5 FEET; THENCE SOUTH 01°56' EAST TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION; THENCE SOUTH 86°36' EAST, A DISTANCE OF 703 FEET TO THE TRUE POINT OF BEGINNING.

4. THAT PORTION OF GOVERNMENT LOT 1 AND OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 86°36' WEST, A DISTANCE OF 669.8 FEET; THENCE NORTH 1°07' EAST, A DISTANCE OF 1350 FEET; THENCE NORTH 02°9' WEST, A DISTANCE OF 214.3 FEET; THENCE NORTH 82°59' WEST, A DISTANCE OF 679 FEET; THENCE SOUTH 71°33' WEST, A DISTANCE OF 79.68 FEET; THENCE SOUTH 02°6' EAST, A DISTANCE OF 262.77 FEET; THENCE SOUTH 84°34' EAST, A DISTANCE OF 57.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 03°38' EAST, A DISTANCE OF 294 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO RONALD G. REDFORD AND PATRICIA R. REDFORD, HUSBAND AND WIFE, BY STATUTORY WARRANTY DEED DATED JUNE 11, 1979, AND RECORDED JANUARY 30, 1980, UNDER AUDITOR'S FILE NO. 364691, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 02°9' EAST, ALONG THE WEST LINE OF SAID REDFORD TRACT, TO A POINT THAT LINES SOUTH 84°54' EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 84°54' WEST TO THE TRUE POINT OF BEGINNING.

5. THAT PORTION OF GOVERNMENT LOT 1, AND OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 86°36' WEST, A DISTANCE OF 1054.8 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°9' WEST, A DISTANCE OF 1605 FEET, MORE OR LESS, TO THE NORTH BANK OF A DITCH; THENCE NORTH 86°36' WEST, A DISTANCE OF 289 FEET, ALONG SAID DITCH; THENCE SOUTH 02°9' EAST, A DISTANCE OF 1630 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION; THENCE SOUTH 86°36' EAST, A DISTANCE OF 284.8 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

NOTE

1) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

B) A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

2) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

3) DEVELOPMENT ON EACH PARCEL SHALL EMPLOY/INCLUDE ADEQUATE EROSION AND SEDIMENTATION CONTROL BMP'S TO PREVENT TRANSPORT OF SEDIMENT INTO THE STORMWATER RETENTION SYSTEM.

4) CONVEYANCE OF ALL POTENTIAL STORMWATER RUNOFF EXPECTED FROM EACH NEW RESIDENCE SHALL BE INTO ONSITE DRYWELLS, RAIN BARRELS, INFILTRATION TRENCHES, DISPERSION TRENCHES, RAIN GARDENS OR ANY COMBINATION THEREOF.

RESTRICTIONS

1) DIRECT VEHICULAR ACCESS FROM ALL 7 LOTS IS RESTRICTED TO THE SINGLE APPROVED ACCESS POINT ONTO WILKINSON ROAD SHOWN HEREON.

2) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.

3) THE REGULATED CATEGORY A WETLAND AND ITS ASSOCIATED 100 FOOT BUFFER AS SHOWN HEREON SHALL BE MAINTAINED IN ITS NATURAL, UNDISTURBED STATE UNLESS OTHERWISE AUTHORIZED BY ISLAND COUNTY. ANY ALTERATION TO WETLANDS, STREAMS OR THEIR BUFFERS IS PROHIBITED, INCLUDING REMOVAL OF TREES, BRUSH OR OTHER VEGETATION; CONSTRUCTION OF ACCESSES, BRIDGES OR TRAILS; INSTALLATION OF UTILITIES, INCLUDING WELLS AND SEPTIC SYSTEMS AND THEIR LINES; AND ANY EXCAVATION, CLEARING, OR FILL.

4) IN ACCORDANCE WITH ICC 13.03A100C.3 (FIRE FLOW REQUIREMENTS) ALL RESIDENCES SHALL BE SERVED BY APPROVED FIRE SPRINKLER SYSTEMS (AFN #4160512)

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFIES THAT THIS LONG PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

OWNER'S SIGNATURE *Quin Clements* OWNER'S NAME PRINTED Quin Clements

OWNER'S SIGNATURE *Robert E. Higgins* OWNER'S NAME PRINTED Robert E. Higgins

OWNER'S SIGNATURE *Eric Danno* OWNER'S NAME PRINTED Eric Danno

OWNER'S SIGNATURE *Costal Community Bank President* OWNER'S NAME PRINTED Costal Community Bank President

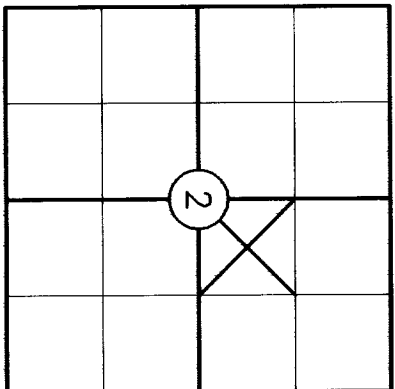
MORTGAGE OR LIEN HOLDER'S SIGNATURE

NOTE

TRACT A: TRACT A SHALL BE OWNED BY THE WILKINSON FARM OWNERS ASSOCIATION AND SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON ACCESS ROAD (WILKINSON FARM LANE) AND CONSTRUCTION AND MAINTENANCE OF COMMON UTILITIES (WATER, POWER, PHONE) AND DRAINAGE FACILITIES.

TRACT B: TRACT B SHALL BE OWNED BY THE WILKINSON FARM OWNERS ASSOCIATION AND SHALL BE USED FOR THE OPERATION AND MAINTENANCE OF THE PUBLIC WATER SYSTEM.

TRACT C: TRACT C SHALL BE OWNED BY THE WILKINSON FARM OWNERS ASSOCIATION AND SHALL INCLUDE THE EXISTING WETLAND AND WETLAND BUFFER.



SEC. 2, TWP. 29 N., RNG. 3 E., W.M.

T:\DATA\Land Projects\6200-6299\6293AUTUMN-WILKINSON\dwg\6293AUTUMN-WILKINSON.dwg 12/19/2005 1:39:56 PM PST

NOTES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

LEGEND

- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (LS #28414) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- ✱ DENOTES SURFACE MONUMENT INSCRIBED (LS #28414) SET THIS SURVEY.
- ⊙ DENOTES EXISTING WELL LOCATED PER THIS SURVEY

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF WOODSIDE.

SURVEY REFERENCES

THE PLAT OF WOODSIDE, RECORDED UNDER AUDITOR'S FILE No. 4005163, RECORDS OF ISLAND COUNTY, WASHINGTON.

THE PLAT OF THE CEDARS, RECORDED IN VOLUME 13 OF PLATS, PAGES 82-86, RECORDS OF ISLAND COUNTY, WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Quin Clements, Robert Higgins & Eric Danno IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 22 DAY OF February 2006.

Jerry G. Morrison

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Freeland

MY APPOINTMENT EXPIRES 8-21-07

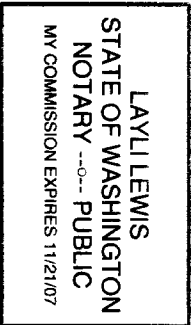
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND)

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF February 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED William H. Lewis, A RESPECTIVELY OF Costal Community Bank, A WASHINGTON CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

William H. Lewis

William H. Lewis PUBLIC IN AND FOR THE STATE OF WASHINGTON,
NOTARY AT Costal Community Bank
MY APPOINTMENT EXPIRES 11/1/07



OWNERS/APPLICANT: AUTUMN VILLAGE INVESTORS, LLC

AUTUMN VILLAGE INVESTORS, LLC

P.O. BOX 1003
FREELAND, WA 98249

Wilkinson Farm

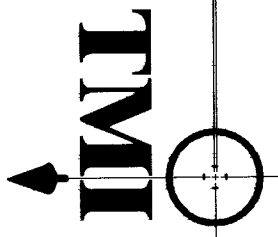
FINAL LONG SUBDIVISION

PLAT MAP

SHEET 2 OF 2

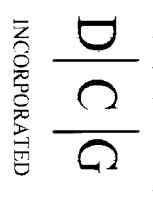
Island County

Washington



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APPROVED BY: LST
DRAWN BY: RBT
F.B. No. 68
DRAWING No. 6293
DATE: JANUARY 26, 2006

